THE CITY OF AMARILLO, TEXAS

INTERDEPARTMENTAL
OFFICE COMMUNICATION

May 23, 2013

TO: Final Distribution

FROM: Planning Department

SUBJECT: P-13-02 Hillside Terrace Estates Unit No. 17, an addition to the City of Amarillo, being an unplatted tract of land in Section 64, Block 9, BS&F Survey, Randall County, Texas. (Vicinity: Perry Ave & Fanchun St)
DEVELOPER: Perry Williams

The Planning and Zoning Commission approved the above-mentioned item on May 6, 2013. The plat was filed of record in the Official Public Records of Randall County in File Clerk 2013008537 on May 10, 2013. Please post your records accordingly.

Kelley Shaw, Planning Director

H-16

JS

SEC 64

P-13-02

BLK 9 BS&F

APP

NOTE:

1) THIS PLAT IS NOT IN THE AMARILLO E T J

2) THIS PLAT IS NOT IN A FLOOD HAZARD ZONE ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48381C0065E DATED JUNE 4, 2010

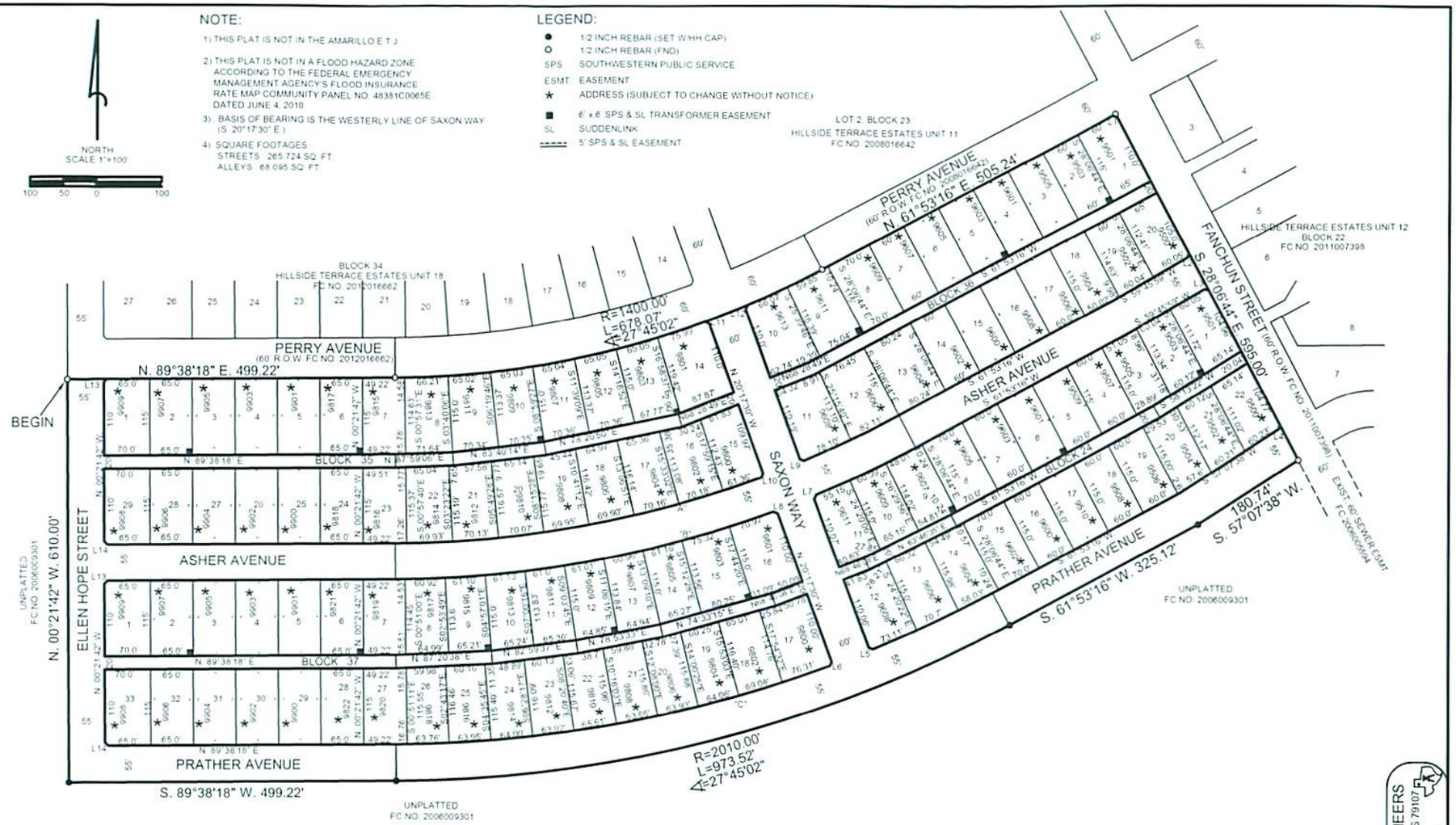
3) BASIS OF BEARING IS THE WESTERLY LINE OF SAXON WAY (S 20°17'30" E)

4) SQUARE FOOTAGES
STREETS 265,724 SQ. FT
ALLEYS 68,095 SQ. FT

LEGEND:

● 1/2 INCH REBAR (SET W/HH CAP)
○ 1/2 INCH REBAR (FND)
SPS SOUTHWESTERN PUBLIC SERVICE
ESMT. EASEMENT
★ ADDRESS (SUBJECT TO CHANGE WITHOUT NOTICE)
■ 6' x 6' SPS & SL TRANSFORMER EASEMENT
SL SUDDENLINK
===== 5' SPS & SL EASEMENT

NORTH
SCALE 1"=100'
100 50 0 100



CURVE DATA

MARK	RADIUS	LENGTH	ANGLE
"A"	1650.00'	799.16'	27°45'02"
"B"	1705.00'	825.80'	27°45'02"
"C"	1955.00'	946.88'	27°45'02"

LINE DATA

MARK	BEARING	DISTANCE
L1	S 73°06'44" E	7.07
L2	N 15°49'37" E	7.20
L3	S 74°10'23" E	6.94
L4	N 14°30'27" E	7.36
L5	N 66°12'28" W	6.96
L6	N 24°44'42" E	7.07
L7	N 23°39'29" E	7.20
L8	N 65°14'59" W	7.08
L9	N 66°22'37" W	6.94
L10	N 24°45'06" E	7.07
L11	N 65°14'26" W	7.08
L12	N 23°25'44" E	7.23
L13	N 44°38'18" E	7.07
L14	N 45°21'42" W	7.07

SPC NAD83
TEXAS NORTH

N.E. CORNER PLAT

NORTHING/Y= 3694310.257
EASTING/X= 521550.841
CONVERGENCE= -0 15 39.35840
SCALE FACTOR= 0.999922979
COMBINED FACTOR= 0.999754455

N.W. CORNER PLAT

NORTHING/Y= 36994209.035
EASTING/X= 520569.469
CONVERGENCE= -0 15 46.20315
SCALE FACTOR= 0.999923004
COMBINED FACTOR= 0.999754288

HILLSIDE TERRACE ESTATES UNIT NO. 17

AN ADDITION TO THE CITY
OF AMARILLO, BEING AN UNPLATTED TRACT OF LAND IN
SECTION 64, BLOCK 9, B.S. & F. SURVEY, RANDALL
COUNTY, TEXAS
(25.599 ACRES)

THOMAS-ISRAEL CONSULTING ENGINEERS
517 N. POLK STREET, AMARILLO, TEXAS 79107
(806)358-4829 FAX (806)358-4820
JOB NO. 12452 E-mail: tiengsur@thomasandisrael.com

SHEET 1 OF 2

2013008537 PLAT Total Pages: 4

H-16

JS

CENSUS TRACT 216.08

AP NO. H-16

DESCRIPTION:

A 25.599 ACRE TRACT OF LAND IN SECTION 64, BLOCK 9, B.S. & F. SURVEY, RANDALL COUNTY, TEXAS, BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A ½ INCH REBAR WITH CAP STAMPED "HH" FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF PERRY AVENUE AND THE WEST RIGHT-OF-WAY LINE OF ELLEN HOPE STREET AT THE SOUTHWEST CORNER OF HILLSIDE TERRACE UNIT NO. 18, AN ADDITION TO THE CITY OF AMARILLO RECORDED IN FILE CLERKS' NUMBER 2012016662 OF THE OFFICIAL PUBLIC RECORDS OF RANDALL COUNTY, TEXAS, AND MARKING THE NORTHWEST CORNER OF THIS TRACT.

THENCE N 89°38'18" E, 499.22 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF PERRY AVENUE TO A ½ INCH REBAR WITH CAP STAMPED "HH" FOUND AT THE BEGINNING OF A CURVE TO THE LEFT WHOSE CENTER BEARS N 00°21'42" W, 1400.00 FEET.

THENCE EASTERLY ALONG SAID CURVE THRU A CENTRAL ANGLE OF 27°45'02" AN ARC DISTANCE OF 678.07 FEET TO A ½ INCH REBAR WITH CAP STAMPED "HH" FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF PERRY AVENUE.

THENCE N 61°53'16" E, 505.24 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE PERRY AVENUE TO A ½ INCH REBAR WITH CAP STAMPED "HH" FOUND IN THE WEST RIGHT-OF-WAY LINE OF FANCHUN STREET AT THE NORTHWEST CORNER OF HILLSIDE TERRACE UNIT NO 12, AN ADDITION TO THE CITY OF AMARILLO RECORDED IN FILE CLERKS' NUMBER 2011007398 OF THE OFFICIAL PUBLIC RECORDS OF RANDALL COUNTY, TEXAS.

THENCE S 28°06'44" E, 595.00 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF FANCHUN STREET TO A ½ INCH REBAR FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF PRATHER AVENUE.

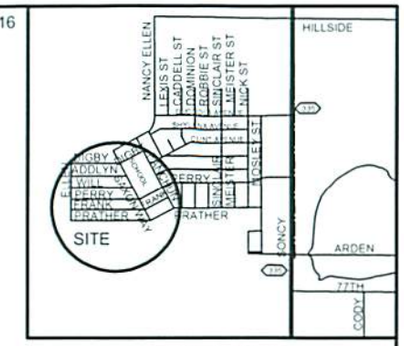
THENCE S 57°07'38" W, 180.74 FEET TO A ½ INCH REBAR WITH CAP STAMPED "HH" SET.

THENCE S 61°53'16" W, 325.12 FEET TO A ½ INCH REBAR WITH CAP STAMPED "HH" SET AT THE BEGINNING OF A CURVE TO TH RIGHT WHOSE CENTER BEARS N 28°06'44" W, 2010.00 FEET.

THENCE WESTERLY ALONG SAID CURVE THRU A CENTRAL ANGLE OF 27°45'02" AN ARC DISTANCE OF 973.52 FEET TO A ½ INCH REBAR WITH CAP STAMPED "HH" SET.

THENCE S 89°38'18" W, 499.22 FEET TO A ½ INCH REBAR WITH CAP STAMPED "HH" SET.

THENCE N 00°21'42" W, 610.00 FEET TO THE PLACE OF BEGINNING.



VICINITY MAP
NTS

DEDICATION:

STATE OF TEXAS

COUNTY OF RANDALL

KNOW ALL MEN BY THESE PRESENT

THAT PERRY WILLIAMS, PRESIDENT OF P DUB INVESTMENTS LIMITED, BEING THE OWNER OF THE LAND SHOWN AND DESIGNATED ON THIS PLAT HAS CAUSED ALL OF SAID SUCH LANDS TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS HILLSIDE TERRACE ESTATES UNIT NO. 17, AN ADDITION TO THE CITY OF AMARILLO, IN SECTION 64, BLOCK 9, B.S. & F. SURVEY, RANDALL COUNTY, TEXAS, AND DOES DECLARE ALL EASEMENTS, STREETS AND ALLEYS SHOWN UPON SAID PLAT AND MAP ARE HEREBY DEDICATED TO THE PUBLIC FOREVER TO BE USED AS EASEMENTS, STREETS AND ALLEYS.

EXECUTED THIS 3 DAY OF MAY 2013

Perry Williams

P DUB INVESTMENTS LIMITED
PERRY WILLIAMS, PRESIDENT
P.O. BOX 30206
AMARILLO, TEXAS 79130
(806) 373-5820

ATTEST:

STATE OF TEXAS

COUNTY OF Potter

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PERRY WILLIAMS, PRESIDENT OF P DUB INVESTMENTS LIMITED, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 3rd DAY OF May 2013

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES 4/29/15

MATTHEW THOMAS
NOTARY PUBLIC,
STATE OF TEXAS
My Commission Expires 04-29-2015

CERTIFICATE:

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE ABOVE SURVEY IS TRUE AND CORRECT. IT WAS PREPARED FROM A SURVEY MADE ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION ON THE 1st DAY OF May 2013

H.O. Hartfield

H.O. HARTFIELD
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5377

STATE OF TEXAS
REGISTERED
H. O. HARTFIELD
5377
PROFESSIONAL
LAND SURVEYOR

APPROVAL:

APPROVED BY THE PLANNING AND ZONING COMMISSION FOR THE CITY OF AMARILLO

DATE 5/6/2013 CHAIRMAN

FILED OF RECORD
5-10-13 RANDALL
DATE COUNTY
2013008537
FILE CLERK NO.

GRANTEE'S ADDRESS IS:
CITY OF AMARILLO
P.O. BOX 1971
AMARILLO, TEXAS 79105-1971

HILLSIDE TERRACE ESTATES UNIT NO. 17

AN ADDITION TO THE CITY
OF AMARILLO, BEING AN UNPLATTED TRACT OF LAND IN
SECTION 64, BLOCK 9, B.S. & F. SURVEY, RANDALL
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SHEET 2 OF 2

SEC 64

BLK 9 BS+F

P-13-02

APP

ANNEX
HILLSIDE TERRACE

T A X C E R T I F I C A T E

NO. 92455

Randall County and/or South Randall County Hospital District and/or Canyon Independent School District and/or High Plains Water District No. 1 and/or City of Canyon and/or Noxious Weed District and/or Village of Timbercreek and/or Bushland Independent School District and/or County Education District # 3 and/or County Education District # 20 and/or City of Amarillo and/or Amarillo College and/or Amarillo Hospital District and/or Amarillo Independent School District and/or BoatWright-Trew RD.
P. O. BOX 997
CANYON, TX 79015-0997

PROPERTY OWNER
==========
NAME ..: P DUB INVESTMENTS LTD
ADDRESS: PO BOX 30206
AMARILLO TX 79120

PROPERTY DESCRIPTION
==========
SECT 64 B S & F
LOT BLOCK 0009
299.94 AC IRREG TR LYING IN
W/2 & S/2 OF SECT BEG AT
NW COR OF SECT

PROPERTY ACCOUNT NUMBER: R 370 0640 3000.0 **TAXES FOR 2012 ARE $** 1,131.43
Acres: 299.9400 **Randall County Market Value:** 2,999,400
2012 Taxes WITHOUT Exemptions $ 65,279.83

This is to certify that, after a careful check of the tax records of this office, the following current and/or delinquent taxes, penalties and interest are due on the described property for the following taxing unit(s);

TAX YEAR(S)	TAXING UNIT	TAXES, PENALTIES & INTEREST
==========	==========	==========

TOTAL Taxes Due $ .00

The taxes to be imposed by the above listed taxing units for the 2013 taxes have not been calculated.

The above described property has/is receiving special valuation based on its use, and additional rollback taxes may become due based on the provisions of the special valuation.
********** **ROLLBACK TAXES MAY APPLY TO THIS PROPERTY** **********

SHARON HOLLINGSWORTH
TAX ASSESSOR/COLLECTOR

CERTIFIED THRU TAX YEAR 2012

Bunda Davis
DEPUTY

5/ 8/2013
DATE OF TAX CERTIFICATE

FEE PAID $ 10.00

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Renee Calhoun

2013008537
05/10/2013 04:06 PM
Fee: 83.00
Renee Calhoun, County Clerk
Randall County, Texas
PLAT

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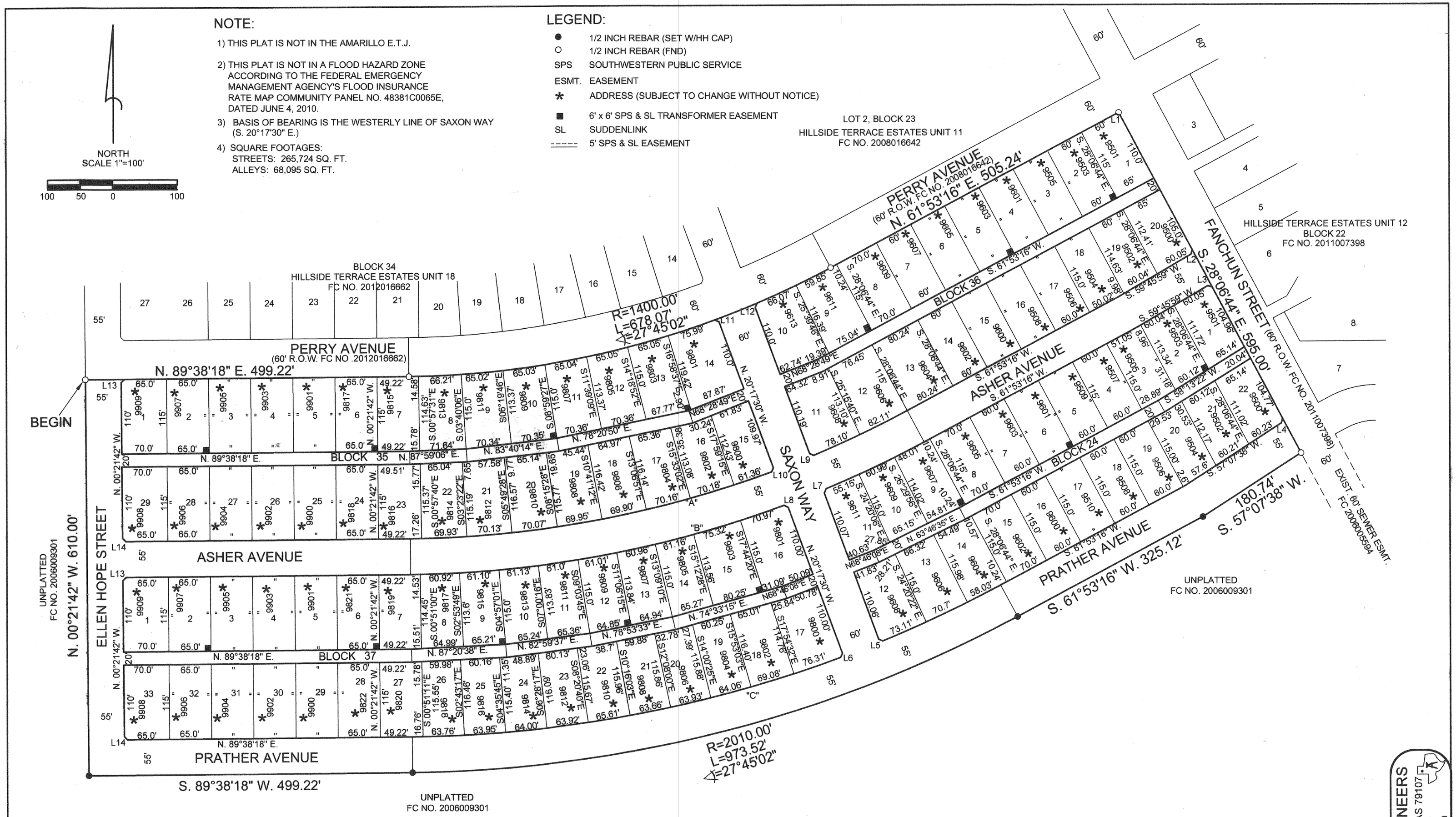

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AP NO. H-16

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THENCE N 00°21'42" W, 610.00 FEET TO THE PLACE OF BEGINNING.

DEDICATION:

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENT

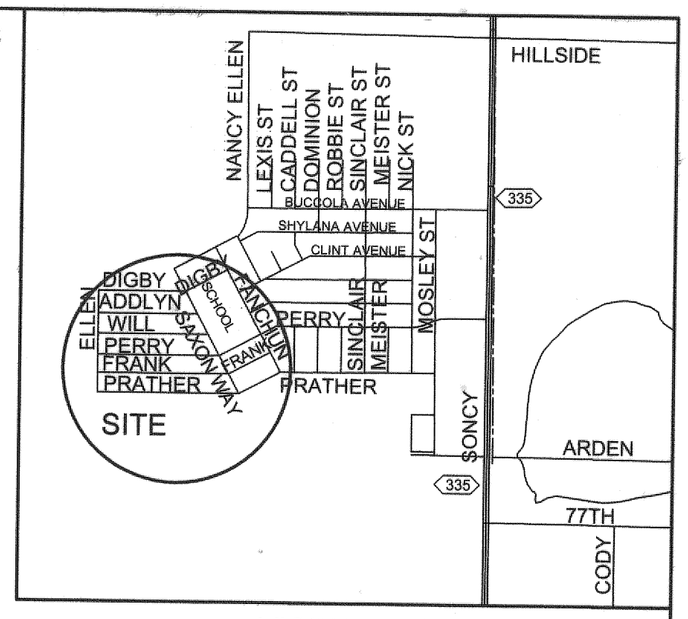
COUNTY OF RANDALL

THAT PERRY WILLIAMS, PRESIDENT OF P DUB INVESTMENTS LIMITED, BEING THE OWNER OF THE LAND SHOWN AND DESIGNATED ON THIS PLAT HAS CAUSED ALL OF SAID SUCH LANDS TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS HILLSIDE TERRACE ESTATES UNIT NO. 17, AN ADDITION TO THE CITY OF AMARILLO, IN SECTION 64, BLOCK 9, B.S. & F. SURVEY, RANDALL COUNTY, TEXAS, AND DOES DECLARE ALL EASEMENTS, STREETS AND ALLEYS SHOWN UPON SAID PLAT AND MAP ARE HEREBY DEDICATED TO THE PUBLIC FOREVER TO BE USED AS EASEMENTS, STREETS AND ALLEYS.

EXECUTED THIS 3 DAY OF MAY, 2013.

Perry Williams

P DUB INVESTMENTS LIMITED
PERRY WILLIAMS, PRESIDENT
P.O. BOX 30206
AMARILLO, TEXAS 79130
(806) 373-5820



VICINITY MAP
NTS

ATTEST:

STATE OF TEXAS

COUNTY OF Potter

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PERRY WILLIAMS, PRESIDENT OF P DUB INVESTMENTS LIMITED, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

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NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 4/29/15

MATTHEW THOMAS
NOTARY PUBLIC,
STATE OF TEXAS
My Commission Expires 04-29-2015

CERTIFICATE:

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE ABOVE SURVEY IS TRUE AND CORRECT. IT WAS PREPARED FROM A SURVEY MADE ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION ON THE 1st DAY OF MAY

H.O. HARTFIELD
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5377

STATE OF TEXAS
REGISTERED
H. O. HARTFIELD
5377
PROFESSIONAL
LAND SURVEYOR

APPROVAL:

APPROVED BY THE PLANNING AND ZONING COMMISSION FOR THE CITY OF AMARILLO.

DATE 5/6/2013 CHAIRMAN

FILED OF RECORD

5/10/2013 DATE

Randall COUNTY

2013008537 FILE CLERK NO.

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CITY OF AMARILLO
P.O. BOX 1971
AMARILLO, TEXAS 79105-1971

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